

# Suite B & C, 3rd Floor, Pembroke House

Torquay Road, Paignton, Devon, TQ3 2EZ





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**Large Open Plan Office in Sought-After Location**  
**Rare Opportunity to Secure a Large Office Premises in Preston, Paignton**  
**Net Internal Area Approximately: 318m<sup>2</sup> (3,423 sq ft)**  
**Double Aspect Office, Modern Fit Out and with Sea Views**  
**Three Partitioned Rooms Suitable for Directors' Offices or Meeting Rooms**  
**Neighbouring Occupiers Include NHS-Linked Tenants, GP, Pharmacy & Tesco Store**

## LOCATION

The property is situated in the highly desirable area of Preston, Paignton, with excellent access to local amenities and transport links, which connect to the rest of Torbay.

The area is a sought-after commercial location, with a variety of independent and national occupiers, choosing the area to trade from.

## DESCRIPTION

A large open-plan office space, Suite B & C occupies a prominent position on the third floor of Pembroke House. Previously occupied by a property management company for many years, this is a rare opportunity to obtain space in this block.

The office enjoys a bright and spacious layout, benefiting from a double aspect with windows providing views over the local area on one side and sea views on the other.

The office includes three partitioned rooms suitable for directors' offices or meeting rooms, along with a staff kitchenette. WC facilities are shared with the other third-floor occupier, a tenant connected to the NHS. The remainder of the building is occupied by NHS-linked tenants, contributing to a professional and well-maintained working environment.

Access to the office is via a central staircase and lift.

Ref No: 5166

Annual Rental of £32,000 + VAT

Interested in this property?

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The accommodation is briefly arranged as:-

## MAIN OFFICE

82' 8" x 39' 4" (25.20m x 12.00m) (max)  
252m<sup>2</sup> (2,712 sq ft).

## OFFICE

14' 7" x 18' 9" (4.44m x 5.71m)

## OFFICE

9' 6" x 9' 6" (2.90m x 2.89m)

## OFFICE

15' 0" x 8' 5" (4.58m x 2.56m)

## KITCHENETTE

15' 0" x 14' 9" (4.57m x 4.50m)

## WC FACILITIES

These are located on the third floor and are shared with the other tenant on the floor.

## HEATING

The offices benefit from air conditioning units which also provide heating.

## PARKING

The office benefits from 3 allocated parking spaces at the rear of the property.

## TENURE

The property is available by way of a new lease, with exact terms to be agreed upon negotiation.

## RENT

£32,000 per annum, exclusive.

## SERVICE CHARGE

A service charge is payable for the upkeep of communal areas. Current years charge is £1,800 per quarter.

## BUSINESS RATES

2023 List: £12,500

**Please note this is not the Rates Payable amount.** Eligible parties will be able to claim Small Business Rates relief, bringing the rates payable liability down to £623.75 per annum.

## VAT

The property is elected for VAT and therefore VAT is payable on rent and outgoings.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## EPC RATING C

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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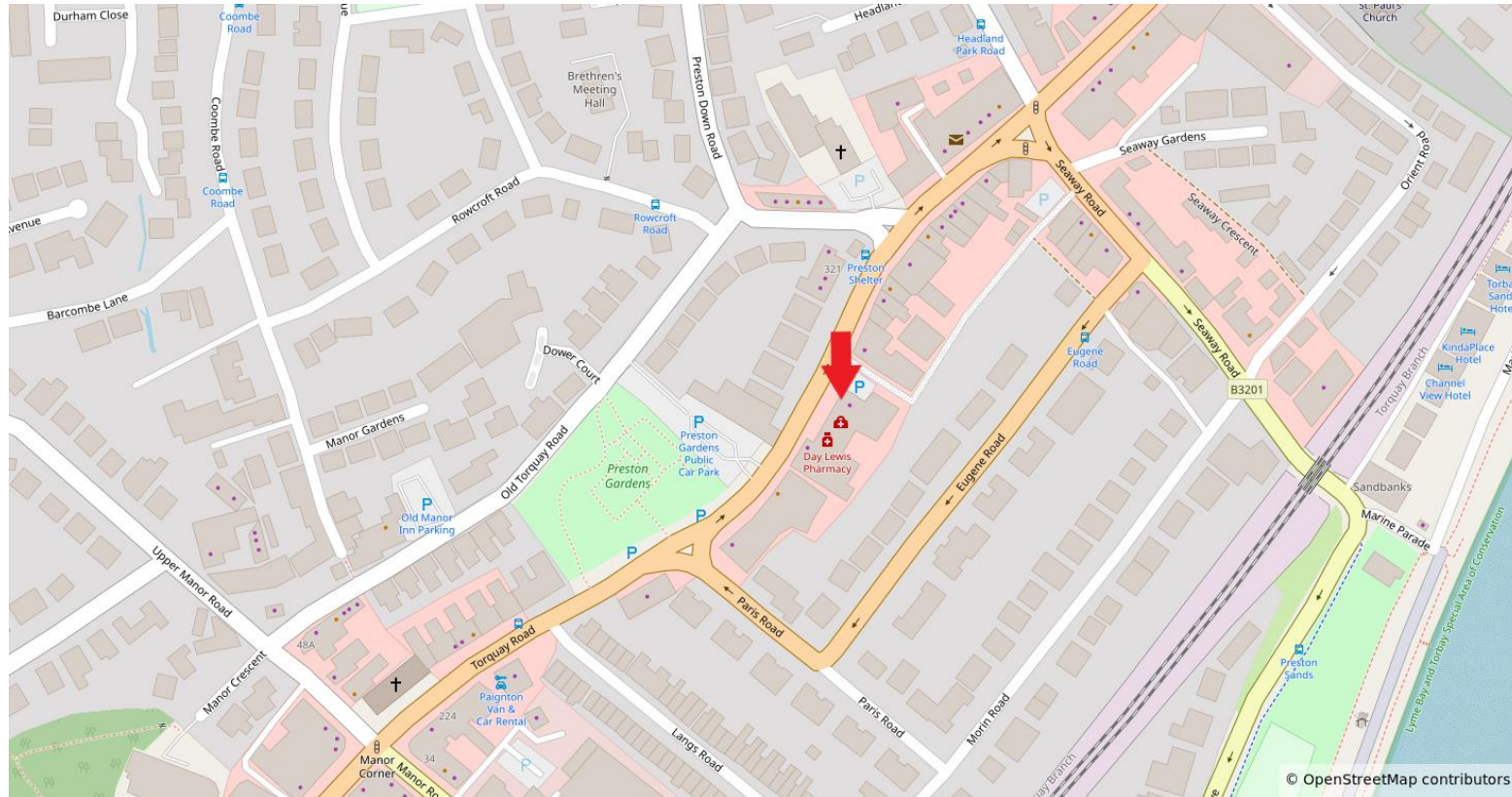






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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